

Chairperson Scott Hickle  
Vice-Chairperson Pete Bienski  
Parliamentarian Nancy Hardeman



Commissioners  
Leo Gonzalez  
Bobby Gutierrez  
Kyle Incardona  
Kevin Krolczyk  
Prentiss Madison  
Robert Swearingen

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, MARCH 5, 2015 – 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. PLEDGE OF ALLEGIANCE TO THE U.S. FLAG.**
- 3. HEAR CITIZENS.**
- 4. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 5, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**5. CONSENT AGENDA.**

**a. Approval of minutes from the [workshop](#) and [regular](#) meetings on February 19, 2015.**

**b. Final Plat [FP15-02](#): Messina Hof Estates Subdivision**

*Proposed Final Plat of Messina Hof Estates Subdivision, being 35.62 acres of land adjoining the east side of Old Reliance Road, at the northeast corner of the intersection of Old Reliance and Merka Roads in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas.(M. Hilgemeier) [Drawing](#)*

**c. Master Plan [MP14-05](#): Porter's Meadow Subdivision**

*Proposed Master Plan of Porter's Meadow Subdivision, being 19.464 acres of land out of the reserve tract of the Marvin M. Porter's Addition, adjoining the southwest side of the 2700 block of Old Hearne Road between Willhelm and Orlan Drives in Bryan, Brazos County, Texas.*(R. Haynes) [Drawing](#)

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**6. PUBLIC HEARING AND CONSIDERATION CONCERNING THE PROPOSED HEALTH AND WELLNESS AREA PLAN (Commission makes recommendation; City Council has final approval).**

**a. Health and Wellness Area Plan**

*Proposed Health and Wellness Area Plan for land and uses in and around Briarcrest Drive, East Villa Maria Road and East 29<sup>th</sup> Street in Bryan, Brazos County, Texas. (L.Guindi) [Memo](#)*

**7. REQUESTS FOR APPROVAL OF REPLATS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval).**

**a. Replat [RP15-07](#): Oak Terrace Addition**

*Proposed Replat of Lot 12 in Block 8 of the Oak Terrace Addition, being 0.334 acres of land located at the east corner of Foch and Nagle Streets, and currently addressed as 311 Foch Street in Bryan, Brazos County, Texas. (M. Hilgemeier) [Drawing](#)*

**b. Replat [RP15-09](#): Riverstone Subdivision – Phase 2**

*Proposed Replat of Lot 26R in Block 3 of Riverstone Subdivision – Phase 2, being 2.191 acres of land adjacent to the northern end of River Bend Court, which extends north from Riverstone Drive approximately 0.8 miles northwest from its intersection with F.M. 1179 in Bryan's eastern extraterritorial jurisdiction (ETJ) in Brazos County, Texas. (R. Haynes) [Drawing](#)*

**8. REQUESTS FOR APPROVAL OF ZONING CHANGES – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**a. Rezoning [RZ14-16](#): AAA & Family, LLC**

*A request to change the zoning classification from Residential District – 5000 (RD-5) to Planned Development – Business (PD-B) on 0.844 acres of land out of the Stephen F. Austin League No. 9, Abstract 62, adjoining the north side of West 28<sup>th</sup> Street between Thompson Street and Graham Drive, and currently addressed as 1520 West 28<sup>th</sup> Street in Bryan, Brazos County, Texas. (R. Haynes) [Drawing](#)*

**9. ADJOURN.**

***The Planning and Zoning Commission reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by Texas Government Code Section 551.071 (Consultation with Attorney).***

***The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, April 16, 2015 at 6:00 p.m.***

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DEPARTMENT AT (979) 209-5120 AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING SO THAT YOUR REQUEST MAY BE ACCOMMODATED.

*Para información en la interpretación de lenguaje por señas, TDD o otra información de traducción o accesibilidad, por favor contacte al Departamento de Comunicaciones de la Ciudad de Bryan al (979) 209-5120 por lo menos 48 horas antes del tiempo planificado de la reunión para que su petición pueda ser acomodada.*